CITY OF ISSAQUAH
DEVELOPMENT SERVICES DEPARTMENT
ADMINISTRATIVE REVIEW

NOTICE OF DECISION

TO: Pam Fox
City of Issaquah Public Works Engineering
P.O. Box 1307
Issaquah, WA 98027

SUBJECT: Well 4 – Temporary PFOS Treatment

APPLICATION: ASDP16-00007 (Administrative Site Development Permit)

DATE OF DECISION: May 19, 2016

REQUEST: The City of Issaquah Public Works Engineering Department proposes to install a temporary treatment system to remove perfluoroctane sulfonate (PFOS) from groundwater pumped from the City's water supply Well No. 4. The existing well and wellhouse are located approximately 75 feet from the ordinary high water mark (OHWM) of Issaquah Creek and the treatment tanks would be installed on an existing asphalt pad located directly north of the wellhouse.

The proposal consists of installing a 40-foot x 13-foot concrete slab (over existing asphalt) and 2 treatment tanks and associated water lines. The treatment tanks are approximately 10,000 gallons each, 10-feet in diameter and a maximum 20-foot height. New water lines would be installed (two 12-inch lines and one 8-inch line) to connect the existing well to the treatment tanks.

LOCATION: 460 NW Gilman Blvd. King County Assessor Parcel # 2824069343

ZONING: Community Facilities – Facilities (CF-F).

DECISION MADE: On May 19, 2016 the Development Services Department conditionally approved the Administrative Site Development Permit for the above proposal. Approval of this application is based on the submittal of May 12, 2016, Exhibits 1-2, and approval is subject to the following conditions:

1. The City shall approve Temporary Erosion Sedimentation Control (TESC) measures prior to starting work. Approved TESC measures shall be installed prior to starting construction and maintained through the duration of construction to prevent erosion and sediment from entering the Issaquah Creek. (Shoreline Exemption condition, SHO16-00005)
2. Any trees removed shall be replaced consistent with IMC18.12.1390, which requires one replacement tree for every 6-inches of tree caliper removed. (Shoreline Exemption condition, SHO16-00005)

3. In order to protect trees during construction, approved tree protection measures must be installed prior to any construction or demolition activities. Fencing or protection measures shall be outside the critical root zone of significant trees.
4. The treatment tanks shall be screened with landscaping, fencing, architectural walls or enclosed in a building to minimize the visual impacts. Landscaping shall be evergreen plants to be effective year-round screening.

REASONS FOR DECISION:

1. The existing wellhouse site and the proposed treatment tanks are located on a parcel zoned Community Facilities – Facilities (CF-F). The existing and proposed utility use meets the Land Use Code definition (IMC 18.02.230) for a "Minor Utility Facility." In the Central Issaquah Development and Design Standards "minor" utilities are defined as utilities that are "not a significant impact to adjacent properties." According to the Table of Permitted Land Uses in the Central Issaquah Development and Design Standards (Table 4.3B), a "Minor Utility Facility" is a permitted use requiring a Level 0-3 review. The Table of Permitted Uses in the Land Use Code (IMC 18.06.130) requires a Level 2 Administrative Site Development Permit (ASDP) for new minor utilities. Because the treatment tanks are an addition to the existing well/wellhouse facility, a Level 1 ASDP is required.

2. A Level 1 ASDP is an administrative review and no notice to adjacent property owners is required.

3. There are specific approval criteria in the Land Use Code for public utility facilities in the CF-F zone (IMC 18.07.480.D). There are also standards in the Central Issaquah Development and Design Standards which apply to above-ground utilities. The approval criteria and applicable design standards are addressed later in this staff report.

4. SEPA Review - The proposal was considered to be categorically exempt from SEPA review: *All developments within the confines of any existing electric substation, reservoir, pump station or well: Provided, that additional appropriations of water are not exempted by this subsection* [WAC 197-11-800(24)(e)].

5. The proposal is located within 200 feet of Issaquah Creek and is within jurisdiction of the Shoreline Master Program (SMP). A Shoreline Exemption was issued on April 26, 2016. Conditions of the Shoreline Exemption are listed in this ASDP decision.

6. The existing well/wellhouse facility is located approximately 75 feet from the ordinary high water mark (OHWM) of Issaquah Creek. The proposed treatment tanks would be installed on an existing asphalt pad located directly north of the wellhouse. Issaquah Creek is a Class 1 stream and requires a 100-foot buffer plus a 15-foot building setback. The existing facility, located 75 feet from the creek, is nonconforming to the 100-foot stream buffer. The proposal would install the treatment tanks on an existing asphalt impervious surface and therefore would not displace or impact stream buffer vegetation or encroach further toward the creek than the existing facility. Therefore, the proposal would not increase the degree of nonconformity beyond the existing conditions.

7. The project application and plans were routed to all project reviewing departments and divisions, and their comments and concerns have been addressed in this Notice of Decision.

8. *Approval Criteria – Public Utility Facilities (IMC 18.07.480.D)*

1. *Architectural Form and Character: A public building which houses all or a majority of a public utility facility must be compatible with the architectural form of surrounding buildings.*

    a. *Exceptions – Significant Elements: Compatibility of architectural form is not applicable to a utility facility where significant elements of the facility are not housed in a building; however, screening is required to ensure compatibility with adjacent uses.*

    b. *Exceptions – Isolated Elements: Compatibility of architectural form is not applicable for isolated minor elements such as pad-mounted transformers, telephone pedestals and metering stations; however, screening is required as established in this section, to ensure compatibility with adjacent uses.*

Response: The well is enclosed in a wellhouse on the parcel. The treatment tanks are not currently proposed to be housed in a building. The treatment tanks may be visible from the eastbound lanes of Interstate 90 and from nearby buildings. To ensure compatibility with adjacent uses, the treatment tanks shall be screened with landscaping, fencing, architectural walls or enclosed in a building to minimize the visual impacts.

2. *Development Standards: All buildings and structures shall conform to development standards including setback, height standards, and impervious surface of the most restrictive contiguous zoning district as established in IMC 18.07.360, District standards table.*

    a. *Exceptions – Height: Public utility structures such as transmitting and receiving towers and overhead lines and poles may exceed the height limit of the surrounding zoning district(s); however, they shall meet all other approval criteria. Overhead transmission and distribution lines and poles shall also be exempt from the setback and screening requirements of the surrounding zoning district.*

    b. *Exception – Lot Size/Width: Minor public utility facilities are not required to conform to the required lot size and width as established in the district standards table.*

Response: The subject site is contiguous to a parcel zoned Community Facilities - Open Space (CF-OS) and otherwise surrounded by the Mixed Use (MU) zoning designation. There are no development standards specific to the Community Facilities zoning; it's determined by the most restrictive contiguous zoning. The proposal complies with development standards of the MU zone including setbacks, height and impervious surface standards.

3. *Height: Public utility structures such as communication towers and water storage tanks shall be designed so as to be the lowest height possible to adequately serve the needs of the utility.*

Response: The treatment tanks are pre-fabricated and would have a maximum 20-foot height.

4. *Undergrounding: Public utility facilities such as communication facilities shall be installed underground or within buildings to the greatest extent practical in order to maximize safety and minimize visual and noise impacts upon surrounding properties. Public utility*

facilities such as distribution lines should also be installed underground in accordance with the terms and conditions established by the Washington Utilities and Transportation Commission.

Response: The treatment tanks are not currently proposed to be installed within a building. In order to minimize visual impacts, the treatment tanks will be screened with landscaping, fencing, architectural walls or enclosed in a building. The facility would not generate noise levels that would impact surrounding properties. Existing vehicle traffic on I-90 generates higher noise levels.

5. *Comprehensive Plan Compliance: The proposed public utility facility shall be consistent with:*

   a. *The need to serve the land use patterns and densities contemplated in the land use element of the Comprehensive Plan and, if applicable, the King County Comprehensive Plan;*

   b. *The public service obligations of the servicing utility and its ability to provide service throughout its system;*

   c. *The utilities and public services element of the Comprehensive Plan, including the goals and policies adopted therein and utility element map(s) showing the general location and capacity of all existing and proposed utility facilities.*

Response: The proposed treatment tanks would be located adjacent to the existing well/ wellhouse facility. The treatment tanks are necessary for the continued use and functioning of Well 4. It's consistent with the Comprehensive Plan goals and utility maps, and necessary for the public service obligations of the servicing utility. The proposal would not expand capacity of water service or water rights.

8. *Environmental Impacts: The existing natural environment of the area shall be identified, along with impacts of the proposed facility upon the natural environment, and what shall be required as mitigation.*

Response: The existing well/wellhouse facility is located approximately 75 feet from the ordinary high water mark (OHWM) of Issaquah Creek. Issaquah Creek is a Class 1 stream and requires a 100-foot buffer plus a 15-foot building setback. The existing facility, located 75 feet from the creek, is nonconforming to the 100-foot stream buffer. The proposed treatment tanks would be installed on an existing asphalt pad located directly north of the existing wellhouse and therefore would not displace or impact stream buffer vegetation or encroach further toward the creek than the existing facility. The proposal would require removal of 1 tree, which is required to be replaced consistent with tree replacement standards, at a ratio of one replacement tree for every 6-inches of tree caliper removed. The proposal would not result in environmental impacts.

9. *Maintenance: Long term maintenance requirements shall be identified, funding options shall be noted, and a long term maintenance program shall be provided.*

Response: The proposed treatment tanks are essentially a maintenance activity to allow for the continued operation of Well 4. The tanks are considered a temporary treatment system. Long-term maintenance requirements have not yet been identified.

10. *Noise: No machinery or equipment may cause noise beyond established state standards, as measured at the property line, electrical interference or similar disturbances.*

Response: The well operations and treatment tanks would not cause noise, electrical interference or disturbances beyond established state standards.

10. Residential Areas:

a. Impacts: Public utility facilities shall, whenever possible, be located and designed to minimize adverse impacts on nearby residential areas;

b. Storage: In residential zones, outdoor storage of public utility related vehicles or any outdoor storage of public utility related materials outside the public utility buildings or structures must be screened.

Response: The existing well/wellhouse and the proposed treatment tanks are not located close to any residential area and therefore would not adversely impact nearby residential areas.

11. Screening: The public utility facility shall be screened to ensure compatibility with adjacent uses. Public utility facilities such as transformers, regulator stations, substations and other such mechanical structures shall be screened with landscaping and/or other such material that provides screening during the entire year.

Response: A condition requires the treatment tanks to be screened with landscaping, fencing, architectural walls or enclosed in a building to minimize the visual impacts.

9. Central Issaquah Development and Design Standards

Chapter 11.0 Site Design

11.3 Standards for All Uses

*K. **Above-ground Utilities.** Above-ground and at-grade utilities shall be located to eliminate their visual impact, such as within buildings or underground. Where these options are not feasible, utilities shall be sited and screened to minimize their presence, preferably located interior of the site or along alleys. Screening may be a combination of architecture or landscaping, depending on the size and location of the utility.*

11.5 Service, Loading and Waste Enclosures

***F. Screening.** The presence of service and loading facilities including service yards, solid waste dumpster and recycling areas, machinery storage, other storage areas, mechanical appurtenances including mechanical and utility equipment, and other places which tend to be unsightly shall be minimized in number and to all possible vantage points, including from above, if applicable. Measures to minimize presence include:*

1. *Architectural solid walls, landscaping and/or fencing with a screen height of six (6) feet, or at least the height of the items to be screened*
2. *Screening that is effective in both winter and summer;*
3. *Designed using materials and detailing which are compatible with the development materials;*
4. *Placed in alleys; and*

5. *Service and loading facilities shall not be located on the same face of a building as residential uses.*

Response: The treatment tanks would not be prominently visible from adjacent properties or from I-90 and therefore would not have a significant visual impact. However, to minimize their visibility a condition requires the treatment tanks to be screened with landscaping, fencing, architectural walls or enclosed in a building to minimize the visual impacts.

Time Limit of Approval:

The final decision approving the Administrative Site Development Permit is valid for three years as specified by IMC 18.04.220-C-5, or as amended by the Land Use Code.

EXHIBIT LIST:

1. Administrative Site Development Permit application, ASDP16-00007
2. Permit Plans (Sheets 1-8) including project site plan, TESC, piping plans and sections, details.

Peter Rosen

Peter Rosen, Senior Environmental Planner

5/19/2016

Date